



# Housing Authority of the City of Alameda

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## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, DECEMBER 17, 2008

The Commission was called to order at 7:00 p.m. by Chair Kurrasch.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner Balde, Ganley, Gormley, Pratt and Chair Kurrasch

Absent: Commissioner Schlueter and Trujillo

#### 2. CONSENT CALENDAR

Commissioner Pratt moved acceptance of the Consent Calendar. Commissioner Gormley seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

\*2-A. Minutes of the Housing Commission Regular Meeting held November 19, 2008. Minutes were accepted.

\*2-B. Budget Variance Report. This report was accepted.

\*2-C. Esperanza Flat Rent Increase. Adoption of the flat rents for Esperanza with an effective date of December 18, 2008 for new tenants and February 1, 2009 for existing tenants.

\*2-D. Revising Payment Standards for the Section 8 Housing Choice Voucher Program. The Housing Commission adopted the HUD-approved Success Rate Payment Standards as described in this report.

#### 3. AGENDA

3-A. Quarterly Police Report. Executive Director Pucci explained the Quarterly Police report is for the period July 1 to September 30; which is the third quarter on the police calendar and first quarter of the Housing Authority's fiscal year. Police officers did not attend this meeting because they attended the November meeting to discuss the annual report. Mr. Pucci stated this report includes the homicide at Esperanza. He said two tenants attended a recent Resident Advisory Committee meeting, and they reported enjoying living at Esperanza. One tenant told him Esperanza changed completely and is a whole new neighborhood. The tenant was pleased with the police patrols and arrests and said it has made a significant impact on the quality of life at Esperanza.

Commissioner Pratt asked about the Esperanza curfew. Mr. Pucci said he has contacted the City Attorney's office regarding a curfew at Esperanza and hopes to report back to the Commission in January. This report was provided for information only.

3-B. Housing Authority Budget Revision No. 1 for Fiscal Year 2009. Mr. Pucci was pleased to announce more subsidies for Esperanza and that some expenses have gone down. Expenses have gone up in the development fund because the Housing Authority is involved in more projects, mainly the Coast Guard housing project; he discussed details and the costs. Esperanza is the other project using development funds.

Commissioner Pratt asked about environmental hazard issues with the Coast Guard housing. Mr. Pucci said there is PAH-contaminated soil and a Benzyne plume. Commissioner Pratt asked who will be paying for the clean-up. Mr. Pucci stated the Navy removed the top two feet of soil and replace it with clean soil only in the on-surface areas. None of the contaminated soil has been removed where there are buildings, roads, and sidewalks. If this soil is removed, the cost is included in the project budget. The main developer will be responsible for removing any toxins.

Commissioner Kurrasch said a motion is needed to recommend to the Board of Commissioners to make these budget changes. Commissioner Gormley moved the Housing Commission recommend the Board of Commissioners approve the proposed budget revision number 1 for FY2009. Commissioner Pratt seconded. Motion carried unanimously.

- 3-C. Housing Authority Mission, Vision and Goals. Commissioner Pratt thanked staff for including this item on the agenda. Mr. Pucci discussed the points in the Strategic Plan and responded to questions.

Commissioner Pratt asked the status of the conversion of Esperanza and the paperwork with HUD. Mr. Pucci said everything is moving forward but it has been challenging because HUD has been non-responsive. Everything has been submitted and HUD is reviewing but has not returned calls. The change of administration on January 20 is not expected to delay the process.

Commissioner Ganley questioned objectives 2-b. and 2-c. asking if there was a target. Mr. Pucci responded the Housing Authority wants the lease-up rate to be 98 percent or higher, currently it is at 96 percent. Mr. Pucci further stated, in order to increase by two percent, more landlords need to be engaged in the program, either one landlord with many units or many individual landlords. It has been a challenge and more landlords need to be recruited.

Commissioner Pratt asked if the changing economics would put more units into the program. Mr. Pucci said it could, and the Housing Authority is participating with the Rental Housing Association of Northern Alameda County to conduct a survey. Their Executive Director said as more people lose their jobs, they are not able to afford the rent, they move out creating vacancies. He predicts an increase in vacancies and rents going down. Mr. Pucci elaborated more on the survey and said more vacancies may occur in February, March and April.

This report was for information only.

4. ORAL COMMUNICATIONS

Mr. Jude Bullock, resident of Eagle Village, spoke about the handicapped parking problem he brought to the Commission in the past. He asked why handicapped cars were getting tickets. Mr. Pucci explained non-residents cannot park at Eagle Village regardless if they have a handicapped sticker or not. Mr. Bullock also asked about a security gate because cars are getting stripped.

5. COMMISSIONER COMMUNICATIONS

Chair Kurrasch thanked Commissioner Pratt for filling in for him in his absence. He reminded everyone about the Town Hall meetings in January and hoped everyone could attend as many as possible.

Commissioner Pratt mentioned that January 20 is Inauguration Day and may impact the Town Hall meeting attendance. Chair Kurrasch said this will be researched and resolved.

Commissioner Gormley said there is still no dog policy at Independence Plaza. She asked that the policy be distributed to residents. Mr. Pucci assured her the policy is in place, but will be distributed to everyone as requested.

Commissioner Ganley discussed problems processing an electronic copy of the Housing Commission packet. Mr. Pucci responded the Housing Authority will return to hand-delivering Housing Commission packets.

Mr. Pucci introduced the new Housing Assistance Manager, Leslie Gleason.

Mr. Pucci explained a HUD program called the Family Unification Program. This program provides housing authorities with Section 8 vouchers for families who have children in foster care or who have children removed by Child Protective Services. Alameda County housing authorities met with Alameda County Family Services and were given a list of families in their communities that have a need for this service. In the City of Alameda, there are 23 families, currently under a court-order or on file with Family Protective Services, needing this service. Getting housing is the last and most burdensome part for families after receiving counseling and services. The voucher provides them with the ability to get decent, affordable housing. The deadline to apply to HUD is January 28, 2009. Twenty million is available nationwide; in the state of California, funding is available for approximately 280 vouchers. Mr. Pucci explained the criteria and that if not funded this year, there could be funding in future years. At the January Board of Commissioners meeting, the Housing Authority will request approval to submit an application to HUD.

Commissioner Gormley asked if Mr. Pucci knew the nominee for the top position at HUD. Mr. Pucci responded he did not know him, but it appears he has good experience and was chosen because of his experience and not his political background.

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:37 p.m.

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Arthur A. Kurrasch, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary